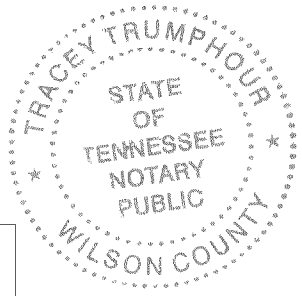
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 633807 DEEDWARR
05/11/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20210511-0063590

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Wade Thompson	Travis Wade Thompson	097020A46200CO
(NAME)	(NAME)	
1752 Stonewater Drive	1752 Stonewater Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Patricia W. Bryant, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Travis Wade Thompson and Hayley Jeannette Thompson, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 462 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4E, First Revision of record in Plat Instrument No. 20140722-0065146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia W. Bryant, a married woman by Warranty Deed from Oliver L. Hildebrand and Dyeann H. Hildebrand, husband and wife, dated 01/23/2019 and recorded 01/23/2019, of record in Instrument 201901230006819, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence for the spouse of Patricia W. Bryant.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 201407220065146, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Instrument 201404160031645, Instrument 201709060091483, in the Register's Office for Davidson County, Tennessee; Easement Agreement in Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee; Easement to the United States of America in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; Sewer Easement as recorded in Book 4764, Page 324, in the Register's Office for Davidson County, Tennessee; Utility Easement as recorded in Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee; Easement contained in Special Warranty Deed of record in Instrument 200512190152198, in the Register's Office for Davidson County, Tennessee; Sanitary Sewer and Pumping Station Easement in Instrument 200512190152201, in the Register's Office for Davidson County, Tennessee; Declaration of Easement for Villages of Riverwood in Instrument 200812090118828, in the Register's

Office for Davidson County, Tennessee; Grant of Easement in Instrument 200901090002452, in the Register's Office for Davidson County, Tennessee; Storm water Drainage Easement Agreement in Instrument 201001080001965, Instrument 200512190152202, in the Register's Office for Davidson County, Tennessee; Storm Water Drainage and Detention Easement Agreement in Instrument 201001080001966, in the Register's Office for Davidson County, Tennessee; Slope Easement Agreement in Instrument 201001080001968, in the Register's Office for Davidson County, Tennessee; Inspection and Maintenance Agreement for Private Storm Water Management Facilities in Instrument 201003010015327, Instrument 200707130083651, Instrument 201301240007799, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed of record in Instrument 201001080001971, Instrument 201706210062253, Instrument 201712130127070, Register's Office for Davidson County, Tennessee; Declaration of Abandonment of Certain Electric Transmission Line Rights-of-Way by United States of America and Tennessee Valley Authority of record in Instrument 201411030101036, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1752 Stonewater Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 30th day of April, 2021.

Patricia W. Bryant

Patricia W. Bryant

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia W. Bryant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2021.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

